*	Roll Call Number	
Date	January 27, 2012	

Agenda Item	Num	ber _
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APPROVAL OF FINAL DEVELOPMENT PLAN FOR TWO NEW HOTELS AND A PARKING GARAGE IN THE 100 BLOCK OF WATER STREET

WHEREAS, on January 23, 2012, by Roll Call No. 12-0121, the City Council approved an Urban Renewal Development Agreement (the "Agreement") and a Conceptual Development Plan whereby Waterfront Lodging, Inc., has undertaken to improve the Property bounded by 2nd Avenue and Vine, Water and Market Streets, by the construction of the following Improvements:

- The construction of a hotel having approximately 125 to 130 lodging rooms and a parking garage providing space for approximately 238 parking spaces, to commence within 90 days; and
- The construction of a second hotel having between 100 and 120 lodging rooms, to commence by November 1, 2018,

in conformance with the approved Conceptual Development, and with the design of the garage and the exterior materials used on all the buildings to be in conformance with a Final Development Plan to be approved by the City Council after further review and recommendation by the Urban Design Review Board; and,

WHEREAS, on January 25, 2012 the Urban Design Review Board considered the Final Development Plan submitted by Waterfront Lodging, Inc., regarding the design of the garage and the exterior materials used on all the building and voted 5-3 in support of a motion to recommend approval of the Plan as submitted, subject to replacement of the thin brick on the Vine, Water and Market Street facades of the two hotels with conventional brick.

ALTERNATE MOTIONS:

1.	MOVED by to approve the Final Developmen Plan as submitted by Waterfront Lodging, Inc., subject to replacement of the thin brick on the Vine, Water and Market Street facades of the two hotels with conventional brick as recommended by the Urban Design Review Board.			
2.	MOVED by Plan as submitted by Waterfront Lodging, Inc.	to approve the Final Development		
3.	MOVED by the City Manager for further investigation and rand its durability and appropriate application.	_ to refer the Final Development Plan to report on the use of architectural thin brick		

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Agenda Item	Number _
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-2-

Date January 23, 2012

FORM APPROVED:

Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GRIESS				
HENSLEY				
MAHAFFEY				
MEYER				
MOORE				
TOTAL				
MOTION CARRIED			A	PPROVED

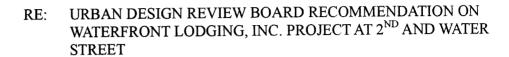
CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

Mayor		City	Clerk
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January 26, 2012



Honorable Mayor and City Council Members:

The Urban Design Review Board, at its January 25, 2012 meeting, voted to approve the Waterfront Lodging, Inc. project to construct two hotels and structured parking at 2nd and Water Street, provided that thin brick shall be replaced by full dimension brick on the street view side of the two hotels. The Board is appreciative of the additional density and urban design elements that have been added to the project, and also of the developer's efforts to accommodate the requests of adjacent neighbors.

The Board's discussion at the January 25 meeting focused on the proposed use of thin brick rather than full dimension brick on the hotel elevations. While there was support for the use of the material, the Board was not satisfied that the appropriate application was proposed for the two hotel buildings. The Board recognizes the need for durable materials, quality construction and an appealing aesthetic for all projects constructed in the City of Des Moines, but is particularly cognizant of those features being necessary for this downtown Riverfront site.

As chair of the Board, I would be agreeable to further evaluation and review of the proposed thin brick application with the project architect, contractor, developer and City staff to ensure that appropriate methodologies are being utilized. Information on this matter should be provided for consideration by the Community Development Department, City Manager, Office of Economic Development and City Council.

We appreciate the opportunity to provide design review assistance for City of Des Moines projects.



URBAN DESIGN REVIEW BOARD

CITY HALL 400 EAST FIRST ST. DES MOINES, IOWA 50309-1891 (515) 283-4004

All American City 1949, 1976, 1981

Sincerely

Greg Wattier

Chair, Urban Design Review Board